



**City of Santa Barbara**  
Airport Department

**DATE:** April 21, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Freedom Photonics, LLC

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute one year Lease Agreement with Freedom Photonics, LLC, a California Limited Liability Company, for 3,042 square feet of research & development space, at 90 Dean Arnold Place, at the Santa Barbara Airport, effective May 1, 2010, for a monthly rental of \$3,042, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Freedom Photonics, LLC. is a Santa Barbara business specializing in the development and production of fiber optic communications devices and systems. The Premises will be used for research and development, associated offices, and storage. The use conforms to existing zoning.

The space was formerly occupied by the US Forest Service. Modifications to the facility to meet the Forest Service' needs resulted in the necessity to lease the entire 3,042 square feet to a single tenant, due to the lack of a restroom in the center of the building. The building has been vacant since December of 2008.

The proposed monthly rental is based on a rate of \$1.00 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition.

In addition, Freedom Photonics will pay monthly utilities charges of \$64.72 for water, \$33.90 for sewer service, and \$67 for gas.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map